

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		EPHING ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	MARA JOHN H JR & NANCY A		
Owner 2:			
Owner 3:			
Street 1:	63 EPPING STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .135 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1969, having primarily Wood Shingle Exterior and 2029 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.13494	Total SF/SM:	5878	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	417,439	Spl Credit	Total:	417,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5878.000	297,800		417,400	715,200
Total Card	0.135	297,800		417,400	715,200
Total Parcel	0.135	297,800		417,400	715,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		352.52	/Parcel: 352.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	297,800	0	5,878.	417,400	715,200		Year end	12/23/2021
2021	101	FV	289,200	0	5,878.	417,400	706,600		Year End Roll	12/10/2020
2020	101	FV	289,300	0	5,878.	417,400	706,700	706,700	Year End Roll	12/18/2019
2019	101	FV	227,200	0	5,878.	423,400	650,600	650,600	Year End Roll	1/3/2019
2018	101	FV	227,200	0	5,878.	316,100	543,300	543,300	Year End Roll	12/20/2017
2017	101	FV	227,200	0	5,878.	286,200	513,400	513,400	Year End Roll	1/3/2017
2016	101	FV	227,200	0	5,878.	274,300	501,500	501,500	Year End	1/4/2016
2015	101	FV	223,700	0	5,878.	232,600	456,300	456,300	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

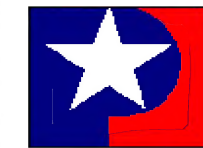
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
3/25/2009	Measured	197	PATRIOT
1/26/2000	Mailer Sent		
1/26/2000	Measured	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	59938
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

